



BUILDING PERMIT REPORT

April 2018



BY PERMIT TYPE

	Single Family			Multi-Family			Commercial		Industrial		Other*	
	# of Permits	Total Valuation	Avg. Valuation**	# of Permits	# of Units	Total Valuation	# of Permits	Total Valuation	# of Permits	Total Valuation	# of Permits	Total Valuation
Jan.	26	\$6.92M	\$266K	3	20	\$3.09M	0	--	0	--	98	\$3.64M
Feb.	41	\$11.59M	\$283K	1	6	\$1.15M	1	\$6.59M	0	--	70	\$1.11M
Mar.	51	\$13.37M	\$262K	1	6	\$1.17M	3	\$1.05M	0		116	\$1.96M
April	34	\$9.03M	\$265K	1	4	\$0.80M	1	\$1.48M	4	\$1.80M	79	\$1.57M
May												
June												
July												
Aug.												
Sept.												
Oct.												
Nov.												
Dec.												
Total:	152	\$40.91M	\$269K	6	36	\$6.21M	5	\$9.12M	4	\$1.80M	363	\$8.28M



Highland Meadows Golf Course 12th Filing—multifamily building



Highlands Industrial Park 2nd, Lot 5, Block 2 - 30,000 s.f. office/warehouse building under construction

* Other includes residential/commercial additions, remodels, or tenant finishes; electrical permits, uninhabitable structures, and similar permits.

** Valuation is the value of labor and materials and does not represent sales prices.



SINGLE-FAMILY BUILDING PERMIT OVERVIEW

MONTHLY SUMMARY

Permits Issued	34
Average Valuation	\$265484.38
Permit Ready Lots	604
Lots Requiring Further Review	719

PERMITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	29	144
PSD Larimer	1	1
R2-J Larimer	4	7

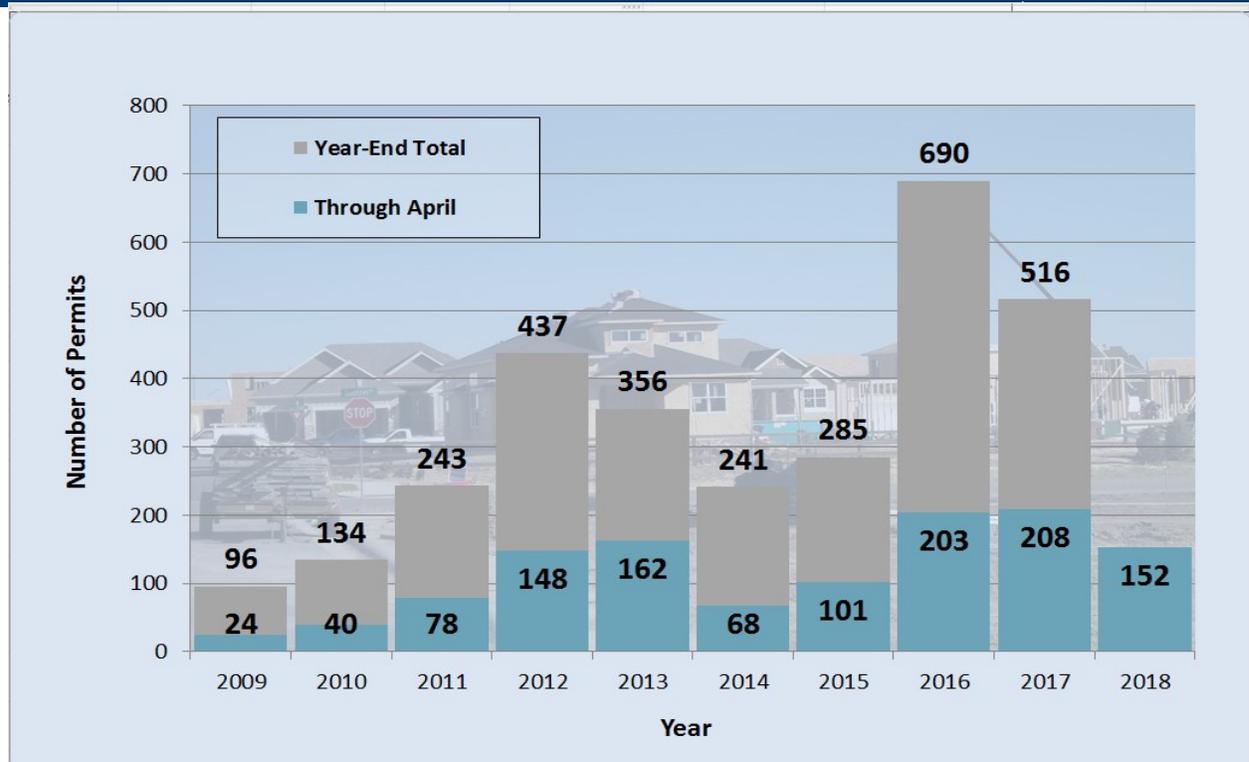
TOP PERMITS BY SUBDIVISION

Windshire Park 3rd/5th phase 1-3	14
The Ridge at Harmony Road	6
Brunner Farm 10th	3
South Hill 2nd	2

LOTS BY COUNTY

County	Total Lots	Permit Ready Lots
Larimer	1816	146
Weld	3644	458

YEARLY COMPARISON—SINGLE FAMILY PERMITS ISSUED



PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zone Dist.	Permits Issued			Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School Dist. ²	Utility Services	Final Approval Date	Average Monthly Valuation
		Total Lots	Total Issued	This Month							
Bison Ridge	RMU	111	110		1	1	0	PSD	E	2/11/02	
Brunner Farm (New Windsor)	RMU	312	295		17	17	0	RE-4	A	12/18/96	
Brunner Farm 10th Filing	RMU	14	8	3	6	6	0	RE-4	A	10/13/14	\$197,799
Burlington	SF-1							RE-4	A		
Fossil Ridge (Phases 1, 2, 3, 4 & 5) (Belmont Ridge and Highlands Ridge)	E-2	297	292	1	5	5	0	R2-J	C	7/12/04	\$278,330
Greenspire (excludes phase 1)	RMU	508	0		508	0	508	RE-4	A	5/11/05	
Greenspire (Phase 1)	RMU	81	76		5	5	0	RE-4	A	5/11/05	
Highland Meadows Golf Course (Phases 1a, 2, 3, 4, 5, & 11) (north side)	E-2	405	387	1	18	18	0	PSD	C	3/10/03	\$365,292
Highland Meadows Golf Course (Phases 4, 6, 9 and 11) (south side)	E-2	179	175	1	4	4	0	R2-J	C	3/10/03	\$317,673
Highland Meadows Golf Course 7th Filing	E-2	75	11	1	64	64	0	R2-J	C	6/25/12	\$498,344
Highpointe (Phases 1, 2, 3, & 4)	E-2	377	368	1	9	9	0	R2-J	C	10/24/05	\$615,269
Hilltop Estates (Pelican Hills)	E-1	88	79		9	9	0	RE-4	B	4/26/99	
Jacoby Farm 2nd Filing	RMU	154	152		2	2	0	RE-4	A	4/14/03	
North Shores Estates	E-1	45	44		1	1	0	RE-4	B	9/26/94	
Poudre Heights 2nd Filing (A River Place)	SF-1	164	162		2	2	0	RE-4	A	8/12/03	
Ranch at Highland Meadows (Steeplechase)	E-1	243	229		14	14	0	R2-J	D	10/25/99	
RidgeWest	PUD	115	114		1	1	0	PSD	A	8/29/97	
South Hill Subdivision 1st Filing	RMU	34	5		29	29	0	RE-4	A	4/28/08	
South Hill Subdivision 2nd Filing	RMU	210	153	2	57	57	0	RE-4	A	5/9/16	\$248,797
The Ridge at Harmony Road	RMU	419	251	6	168	168	0	RE-4	H	4/25/16	\$238,692
Town of Windsor 5th Filing	SF-1	n/a	1					RE-4	A		
Trautman 2nd Filing (The Farm at Water Valley)	E-2	39	0		39	0	39	RE-4	A	5/17/06	
Ventana	E-1	48	41		7	7	0	RE-4	B	7/10/00	
Village East 7th Filing	RMU	7	7		0	0	0	RE-4	A	9/25/17	
Water Valley 6th Filing	RMU	45	36		9	9	0	RE-4	A	11/2/00	
Water Valley 8th Filing	RMU	27	25		2	2	0	RE-4	A	6/7/01	
Water Valley Hillside	RMU	41	37		4	4	0	RE-4	A	1/7/05	
Water Valley South (Single-family)	RMU	715	652		63	63	0	RE-4	A	5/6/04	
Water Valley South 4th Filing (Marina Doce)	RMU	9	8		1	1	0	RE-4	A	3/24/06	
Water Valley South 8th Filing (Good Samaritan Resort Villas) (Duplexes)*	RMU	12	2		10	10	0	RE-4	A	6/9/08	
Westwood Village 2nd Filing	SF-1	145	142		3	3	0	RE-4	A	12/8/97	
Windshire Park 3rd/5th Filing Phase 1,2,3	RMU	127	103	14	24	24	0	RE-4	A	11/26/12	\$246,581
Windshire Park 3rd/5th Filing Phase 4,5	RMU	172	0		172	0	172	RE-4	A	11/26/12	
Winter Farm 3rd Filing	SF-1	237	170	2	67	67	0	RE-4	A	3/13/15	\$247,888
Winter Farm 6th Filing		4	2	2	2	2	0	RE-4	A	2/24/216	\$240,256
Totals		5,459	4,137	34	1,323	604	719				\$265,484

Zoning

- E-1 - Estate Residential (Septic)
- E-2 - Estate Residential (Sewer)
- SF-1 - Single Family Residential
- RMU - Residential Mixed Use

School District

- RE-4 - Weld County RE-4
- PSD - Poudre School District
- R2-J - Thompson School District

Utility Services Index

- A. Town of Windsor Water & Town of Windsor Sewer
- B. Town of Windsor Water & Septic System
- C. Ft. Collins/Loveland Water Dist. & South Ft. Collins Sanitation Dist.
- D. Ft. Collins/Loveland Water District & Septic System
- E. Ft. Collins/Loveland Water District & Town of Windsor Sewer
- F. North Weld Water District & Septic System
- G. North Weld Water District & Town of Windsor Sewer
- H. North Weld Water & Box Elder Sewer



UNPLATTED SINGLE-FAMILY RESIDENTIAL PROJECTS

SUBDIVISIONS						
	Zoning	Status	# of Units	School District	Utility Services	Date
Fossil Creek Meadows Master Plan	RMU	MP	274	PSD	C	1/19/06
Greenspire Master Plan (Duplexes)**	RMU	MP	46	RE-4	A	4/15/04
Harmony Master Plan	E-2	MP	485	RE-4	A	7/27/09
Hoehne 3rd Filing	RMU	IA	31	RE-4	A	N/A
Northlake	RMU	IA	815	RE-4	G	N/A
Poudre Heights 3rd Filing	RMU	UR	226	RE-4	A	N/A
River Ridge East Master Plan	RMU	MP	132	RE-4	E	5/28/97
Tacincala Master Plan	SF-1	MP	830	RE-4	A	12/18/06
Tacincala Master Plan (Collette Farm)	RMU	MP	618	RE-4	A	3/28/11
		TOTAL:	3457			

KEY

MP - Master Planned - A plan that depicts the location of the lots and the streets. The final subdivision plat is required to closely resemble the Master Plan.

UR - Under Review - This project is currently being reviewed by town staff and has not yet been approved.

IA - Inactive - Projects not actively under review

** Duplexes are defined as attached single-family

Zoning

E-2 - Estate Residential (Sewer)

SF-1 - Single Family Residential

RMU - Residential Mixed Use

School District

RE-4 - Weld County RE-4

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MULTI-FAMILY BUILDING PERMIT OVERVIEW

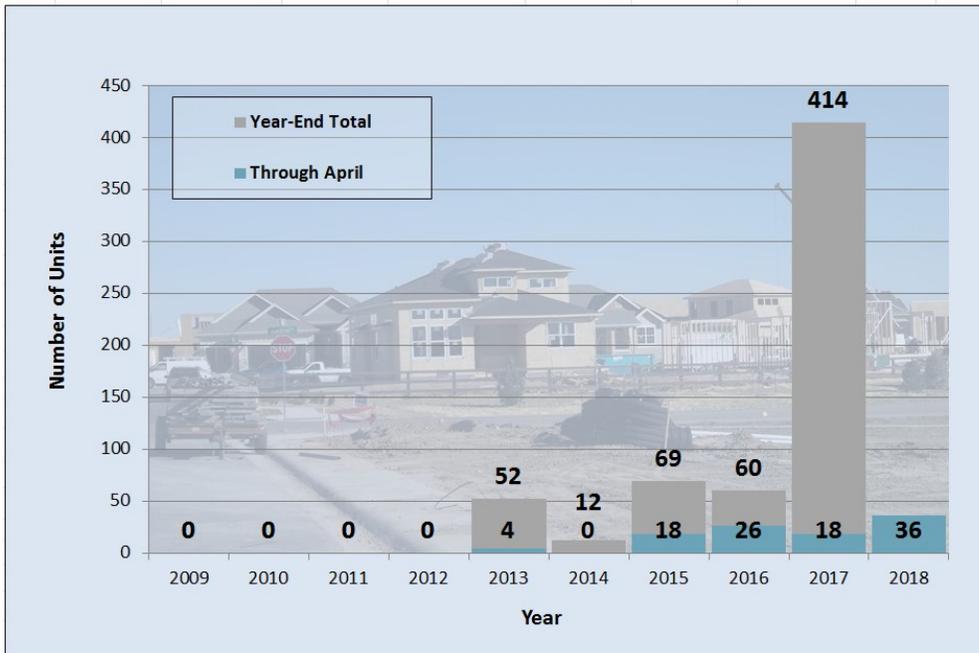
MONTHLY SUMMARY

Permits Issued	1
Number of Units	4
Total Valuation	\$799,974.22
Permit Ready Lots	189
Lots Requiring Further Review	50

UNITS BY SCHOOL DISTRICT

District	Monthly Total	YTD
RE-4 Weld	4	26
PSD Larimer	0	0
R2-J Larimer	0	10

YEARLY COMPARISON—PERMITS ISSUED (UNITS)





MULTI-FAMILY PERMITS ISSUED BY SUBDIVISION

SUBDIVISIONS	Zoning	Total Lots	MF Units Issued			Lots Remaining	Permit Ready Lots	Lots Needing Further Approval	School District ²	Utility Service	Final Approval Date
			Total Issued	This Year	This Month						
Burlington Lot 15 (Hegwood) (1 fourplex and duplex)	RMU	6	4			2	2	0	RE-4	A	3/27/01
Grasslands Park (Apts & townhomes)	RMU	95	40	16		55	55	0	RE-4	A	7/22/02
Highland Meadows Golf Course 11th (Townhomes)	RMU	68	52	10		16	16	0	R2-J	C	6/8/15
Highland Meadows Golf Course 12th (Condos)	RMU	96	36			60	60	0	R2-J	C	10/26/15
Water Valley South (Lighthouse Pointe) (Townhomes)	RMU	152	98	10	4	54	54	0	RE-4	A	10/6/05
Water Valley South 11th Filing (Sorvino Falls)	RMU	50	0			50	0	50	RE-4	A	7/13/09
Westwood Village 6th	RMU	16	14			2	2	0	RE-4	A	7/13/15
		Totals	244	36	4	239	189	50			

UNPLATTED MULTI-FAMILY PROJECTS

SUBDIVISIONS	Zoning	Status	Total Lots	School District	Utility Services	Final Approval Date
Fossil Creek Meadows Master Plan	RMU	MP	469	PSD	C	1/19/06
Great Western Master Plan	RMU	MP	396	RE-4	A	11/13/06
Greenspire (Condos) Master Plan	RMU	MP	80	RE-4	A	4/15/04
Greenspire (Townhomes) Master Plan	RMU	MP	56	RE-4	A	4/15/04
Greenspire (Senior housing) Master Plan	RMU	MP	80	RE-4	A	4/15/04
Jacoby Farm 2nd Filing Master Plan	RMU	MP	90	RE-4	A	N/A
Poudre Heights 3rd Filing (Townhomes)	RMU	UR	186	RE-4	A	N/A
Raindance River Master Plan	RMU	MP	10	RE-4	A	4/7/05
Tacincala Master Plan	RMU	MP	475	RE-4	A	12/18/06
Tacincala Master Plan (Collette Farm)	RMU	MP	369	RE-4	A	3/28/11
Water Valley South Master Plan	RMU	MP	845	RE-4	A	4/26/04
			3,056			

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Zoning

- RMU - Residential Mixed Use
- MF-1—Low Density Multifamily
- School District
- RE-4 - Weld County RE-4
- PSD - Poudre School District
- R2-J - Thompson School District

E. Ft. Collins/Loveland Water District & Town of Windsor Sewer

F. North Weld Water District & Septic System

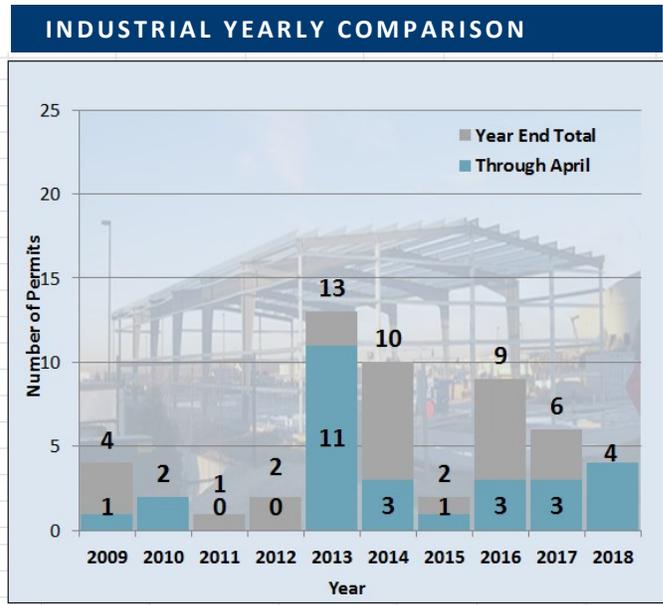
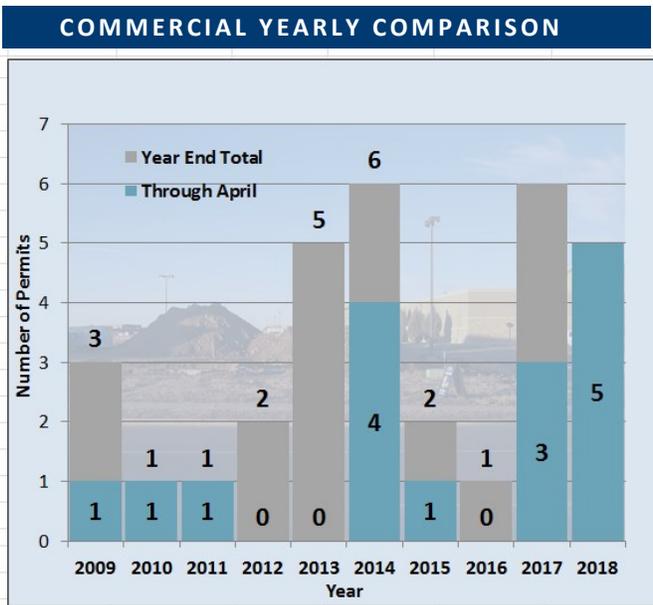
G. North Weld Water District & Town of Windsor Sewer



COMMERCIAL/INDUSTRIAL BUILDING PERMIT OVERVIEW

COMMERCIAL PERMITS ISSUED BY MONTH			
	Project Name	Address	Description
April	Kum & Go	375 Main Street	Gas State/Convenience Store
March	Fuzzy's Tacos	4305 Fairgrounds Ave	7420 sf restaurant
March	Human Bean	405 East Main Street	564 sf coffee shop
March	The Columbine Independent Living	1385 Main Street	Independent Living Center
February	La Viva Commercial Office	6385 Fairgrounds Ave	5437 sf office building

INDUSTRIAL PERMITS ISSUED BY MONTH			
	Project Name	Address	Description
April	Kraft Kurbing	611 Gyrfalcon Ct, Building 1	10,000 sf Storage/Warehouse
April	Kraft Kurbing	611 Gyrfalcon Ct, Building 2	10,240 sf Storage/Warehouse
April	Kraft Kurbing	611 Gyrfalcon Ct, Building 3	10,240 sf Storage/Warehouse
April	Kraft Kurbing	611 Gyrfalcon Ct, Building 4	10,240 sf Storage/Warehouse



Note: Commercial and Industrial permits shown above are generally for “new starts” only and do not reflect additions, renovations, etc. unless otherwise noted.



ADDITIONAL INFORMATION CAN BE FOUND AT

windsorgov.com/planning | 970-674-2400

